

Rosenberg Corey

From: Jim D. <j.daubenspeck@msn.com>
Sent: Tuesday, May 02, 2017 11:07 AM
To: SHS Exhibits
Subject: A No Vote on HB 2004

As a owner of a rental for more than 20 years have seen the good and bad of tenants. The laws of the state concerning the Owners and Tenants have changed over the last 10 years to the point that as an owner I have lost control of my property.

My most recent experience with the present laws was when my tenant sub rented my single family rental to three men that had 3 dogs.

When I discovered that dogs was being kept in one of the bedroom from the barking from outside of the rental, I placed a note on the door and asked the tenant to call as dogs on the property was prohibited. No returned call so I called his work phone and he shared with me that he had move out in December 2016 and found someone to occupied the rental.

The presently occupied men, had never provided me with any information as to who was living in the rental. I attempted to met with the men and give a no cause eviction notice. For 2 weeks I could not make a connection. I happened to go to the rental early in morning and was able serve the **no cause eviction**. At that time I found out that the 3 men work for an out of state trucking co, that provides drivers across the country. The rent was paid by the company for the 1 month and my rental was turned into a rest stop between runs. 2 months later and \$3,500 in repairs my rental was ready to re rent.

Without the no cause notice I would have to go to Lane County Courts . This bill HB2004A has a broad brush approach that has a very narrow view of the renal industry in the state of Oregon. Maybe this should have an addendum for large rentals such as: 8 units or more and not the single family rentals.

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